

PROJECT SUMMARY									
ZONING SUMMARY									
PROJECT SITE INFORMATION									
	APN #	ADDRESS		ZONING	LOT AREA (SF)	LOT AREA (ACRE)			
	425-351-06	17TH ST. AND POMONA COSTA MESA		MESA WEST BLUFFS URBAN PLAN	20,160 SF	46 ACRES			
PROJECT CONSTRUCTION TYPE: 3 STORY TYPE V-B 13D (R3 OCCUPANCY)									
SETBACKS									
		ALLOWED	PROPOSED	NOTES					
	POMONA ST. (EAST)	15'-0" FRONT YARD	15'-0" FRONTYARD	MESA WEST BLUFFS URBAN PLAN					
	SOUTH	0'-0" SIDE YARD	10'-0" SIDE YARD						
	WEST	0'-0" REAR YARD	5'-0" REAR YARD						
	NORTH	0'-0" SIDE YARD	10'-0" SIDE YARD						
DENSITY									
		22 DU. / AC. = 10 DU.		8 UNITS MESA WEST BLUFFS URBAN PLAN					
				GROSS DENSITY = 17 DU./AC.					
FLOOR AREA RATIO									
		1.0		(GROSS / LOT) = 0.996 MESA WEST BLUFFS URBAN PLAN					
LOT COVERAGE									
		90% MAX.	14,451 SF	72% MESA WEST BLUFFS URBAN PLAN TABLE A2					
		LEVEL 1 AREA =	(BLDG 1) 2,649 SF + (BLDG 2) 4,402 SF + 7,400 (PARKING & DRIVEWAY)						
FLOOR AREA									
				TOTAL = 20,072 SF					
				RESIDENTIAL = 12,536 SF					
				HOME OFFICE = 2,000 SF					
				GARAGE = 2,768 SF					
BUILDING HEIGHT									
		4 STORIES 60'-0" MAX.		3 STORIES / MESA WEST BLUFFS URBAN PLAN TABLE A1					
				42'-0" TO T.O. STAIR ENCLOSURE					
PARKING SUMMARY									
		REQUIRED	PROPOSED	PARKING BREAK DOWN					
	MESA WEST BLUFFS URBAN PLAN TABLE A2	UNIT 1 1.5 SPACES PER UNIT 6 SPACES	PRIVATE GARAGE = 12 SPACES	GARAGE = 12 SPACES					
		UNIT 2 1.5 SPACES PER UNIT 6 SPACES	OPEN PARKING = 8 SPACES	TUCK-UNDER= 4 SPACES					
		GUEST 1.5 SPACES PER UNIT 12 SPACES	TUCK-UNDER GUEST PARKING = 4 SPACES	ACCESSIBLE = 2 SPACE					
				STANDARD = 6 SPACES					
			TOTAL = 24 SPACES	TOTAL = 24 SPACES	TOTAL = 24 SPACES				
UNIT SUMMARY									
PLAN	DESCRIPTION	GARAGE	QUANTITY	NET AREA	NET AREA SUBTOTAL	GROSS AREA	GROSS AREA SUBTOTAL	ROOF DECK / DECK	TOTAL DECK
UNIT 1	3 BR + OFF. / 2 & 2-HALF BATH TH	242 SF	4 UNITS	1,717 SF	6,868 SF	1,817 SF	7,268 SF	600 SF	2,400 SF
UNIT 2	3 BR + OFF. / 2 & 2-HALF BATH TH	450 SF	4 UNITS	1,717 SF	6,868 SF	1,817 SF	7,268 SF	600 SF	2,400 SF
PROJECT UNIT TOTAL		2,768 SF	8 UNITS	13,736 SF		14,536 SF E			4,800 SF
BUILDING SUMMARY									
	RESIDENTIAL	UTILITY / MECHANICAL / GARAGE	WORK SPACE	FAR BUILDING FLOOR AREA (F.A.R.)		TOTAL GROSS BUILDING FLOOR AREA			
BUILDING 1	4,701 SF	934 SF	750 SF	6,385 SF		7,319 SF			
BUILDING 2	7,835 SF	1,834 SF	1,250 SF	10,919 SF		12,753 SF			
TOTAL	12,536 SF		2,000 SF	17,304 SF		20,072 SF			
OPEN SPACE / AMMENITY SUMMARY									
		REQUIRED	MESA WEST BLUFFS URBAN PLAN TABLE A2	PROPOSED					
COMMON OPEN SPACE		OPEN SPACE - 30% OF LOT AREA 6,048 SF		PRIVATE DECK = 800 SF					
		(UP TO 10% [2,016 SF] OF ROOF DECK CAN BE COUNTED TOWARDS REQ.)		ROOF DECK= 2,016 SF					
				AT GRADE AREA = 4,056 SF					
		TOTAL = 6,048 SF		TOTAL = 6,872 SF					
BICYCLE SUMMARY									
		REQUIRED	TOTAL REQUIRED	SHORT TERM SPACES = 2 SPACES					
SHORT TERM BICYCLE SPACE		2 MIN. PER CGC 5.106.4.1.1 2 SPACES		TOTAL PROVIDED BICYCLE SPACE = 2 SPACES					

VICINITY MAP



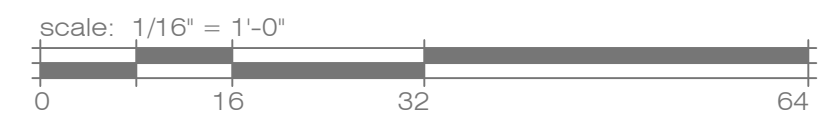
SHEET INDEX

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- C1 PRELIMINARY GRADING PLAN
- C2 SECTIONS
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PROJECT INFORMATION

# 17TH STREET AND POMONA - COSTA MESA, CA

APPLICANT / OWNER  
BERK CUSTOM HOMES, INC.

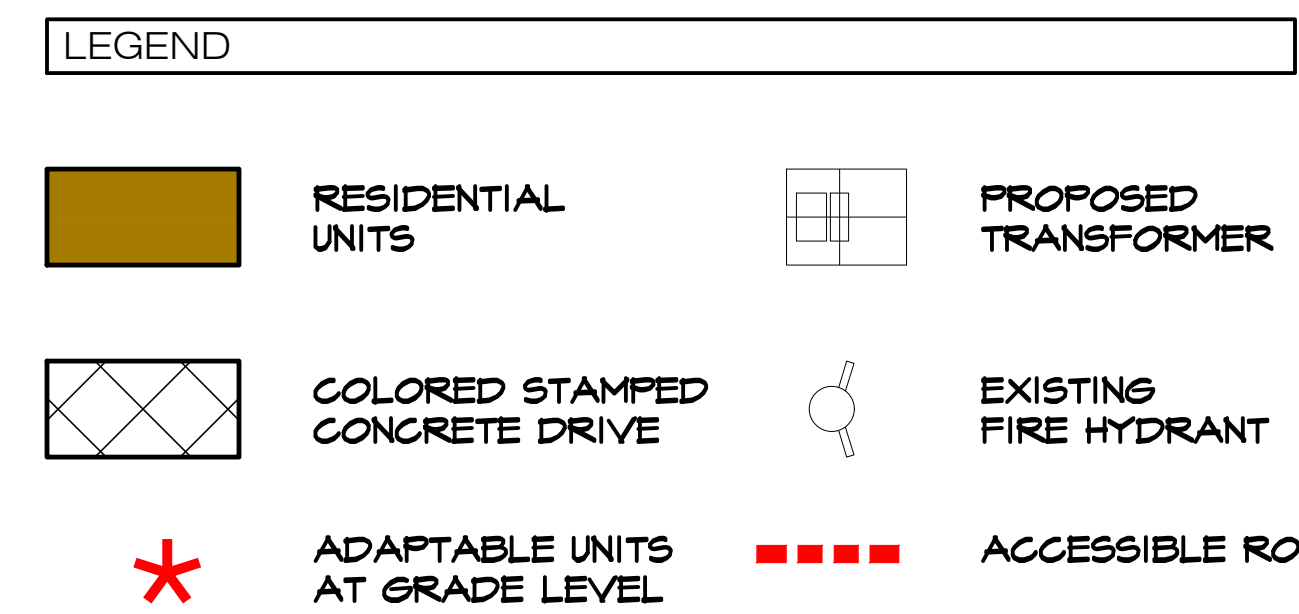
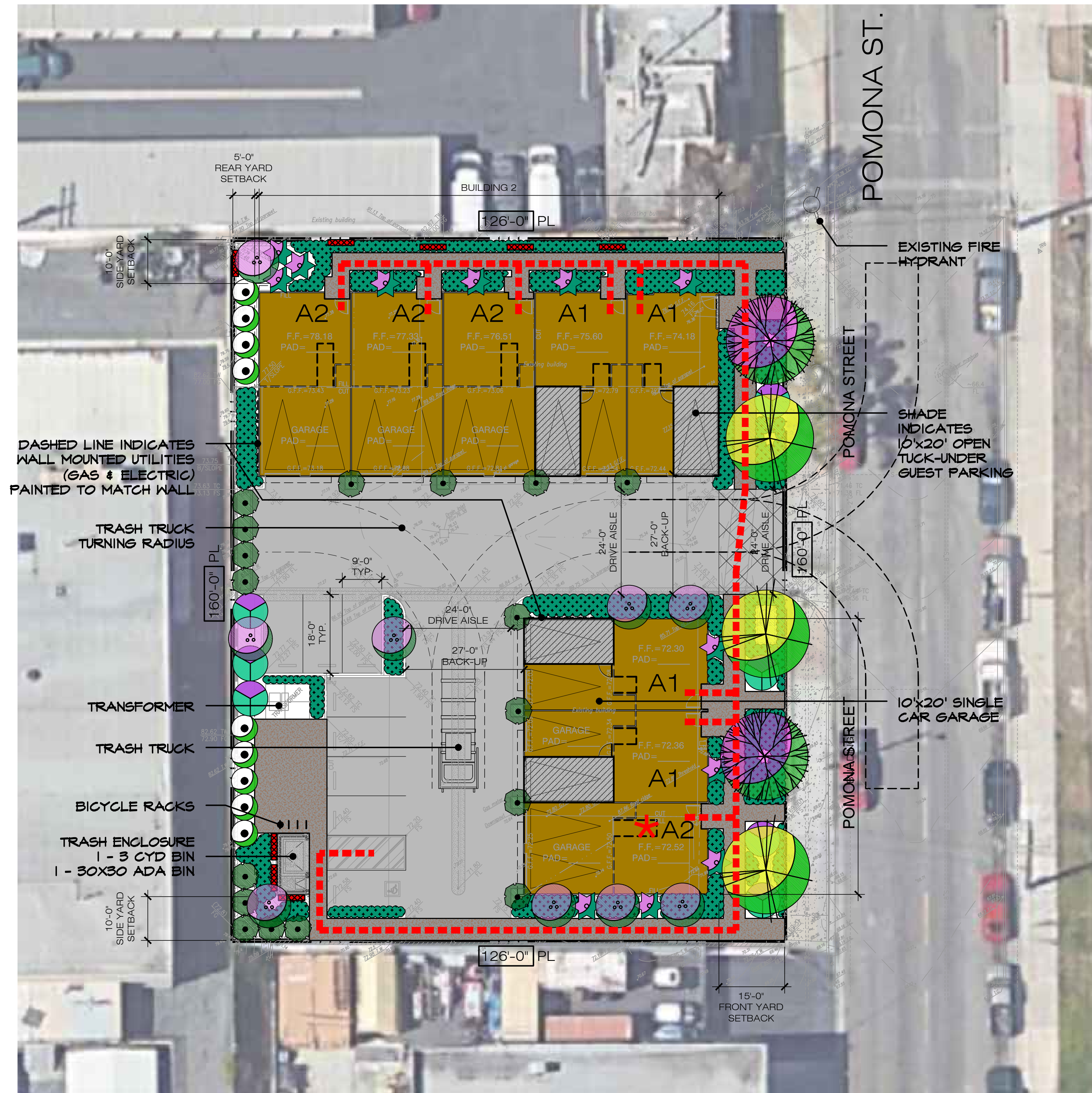


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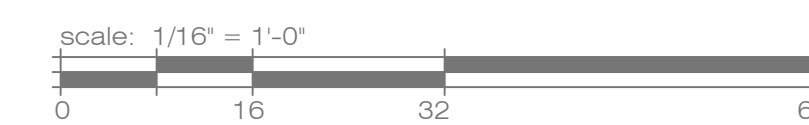




# 17TH STREET AND POMONA - COSTA MESA, CA

# CONCEPTUAL SITE PLAN

APPLICANT / OWNER  
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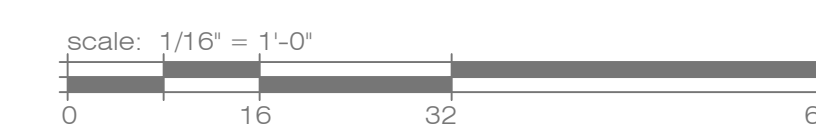
LEGEND

- RESIDENTIAL STAIR
- ROOF USED FOR MECHANICAL EQUIP.
- ROOF DECK / USABLE ROOF

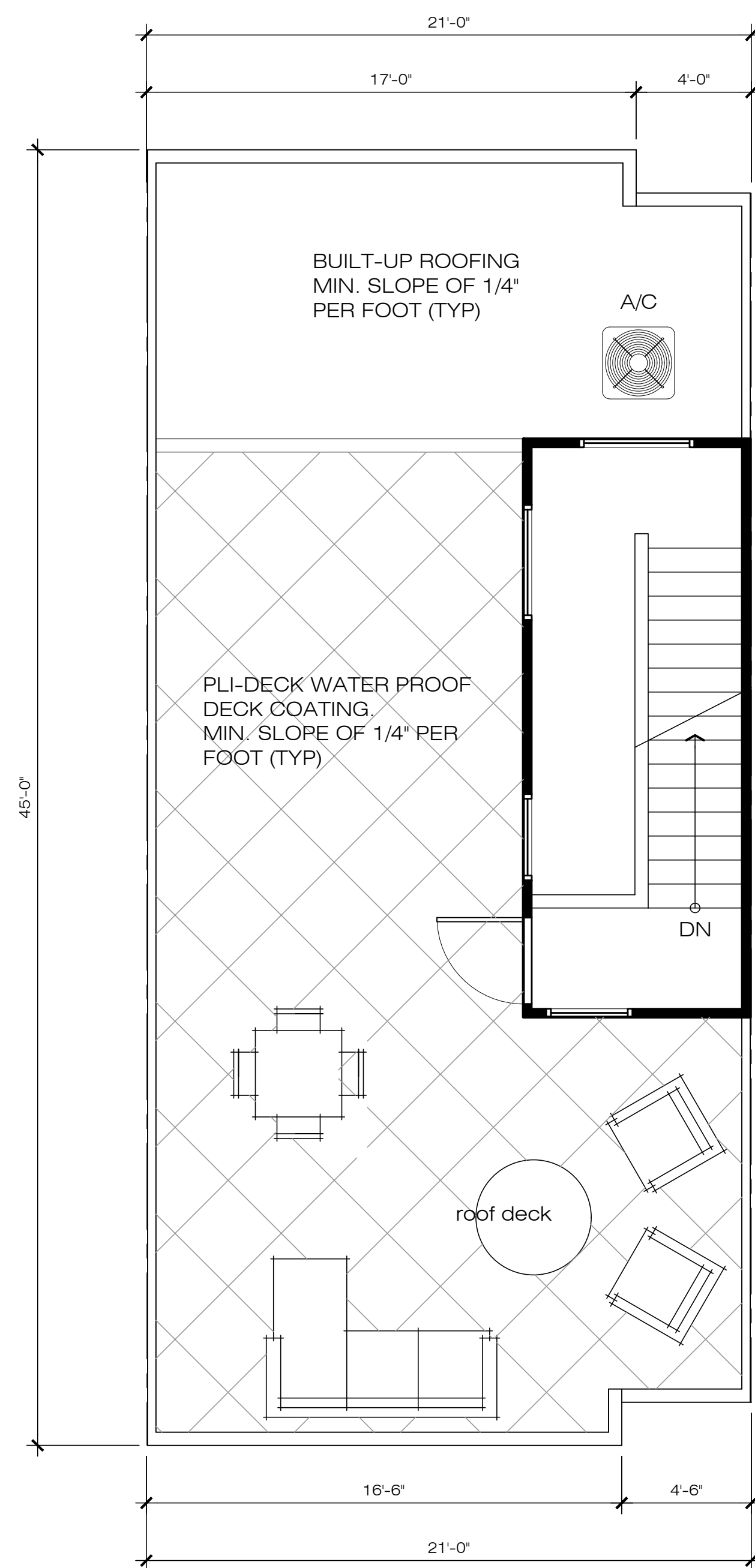
# 17TH STREET AND POMONA - COSTA MESA, CA

# CONCEPTUAL SITE PLAN

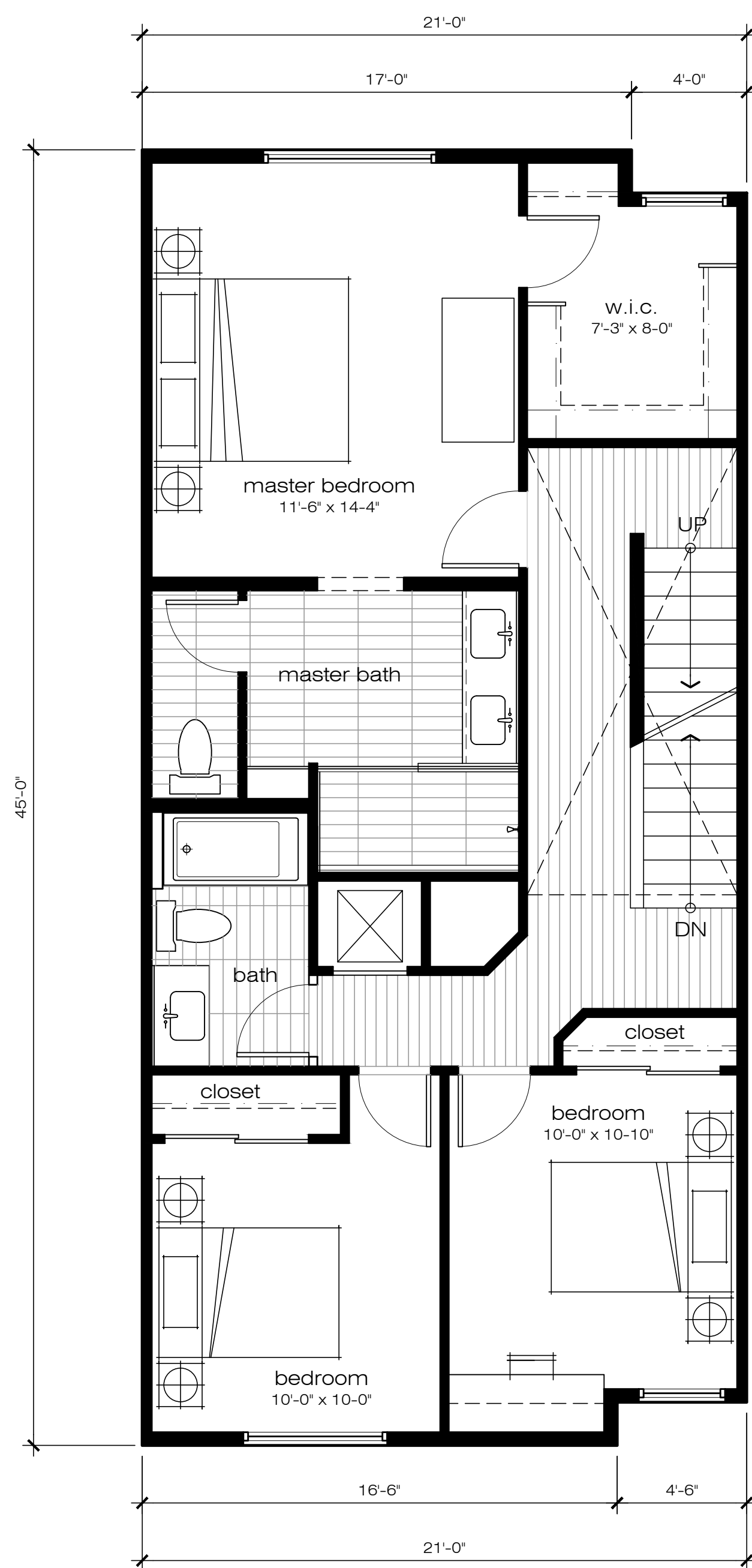
APPLICANT / OWNER  
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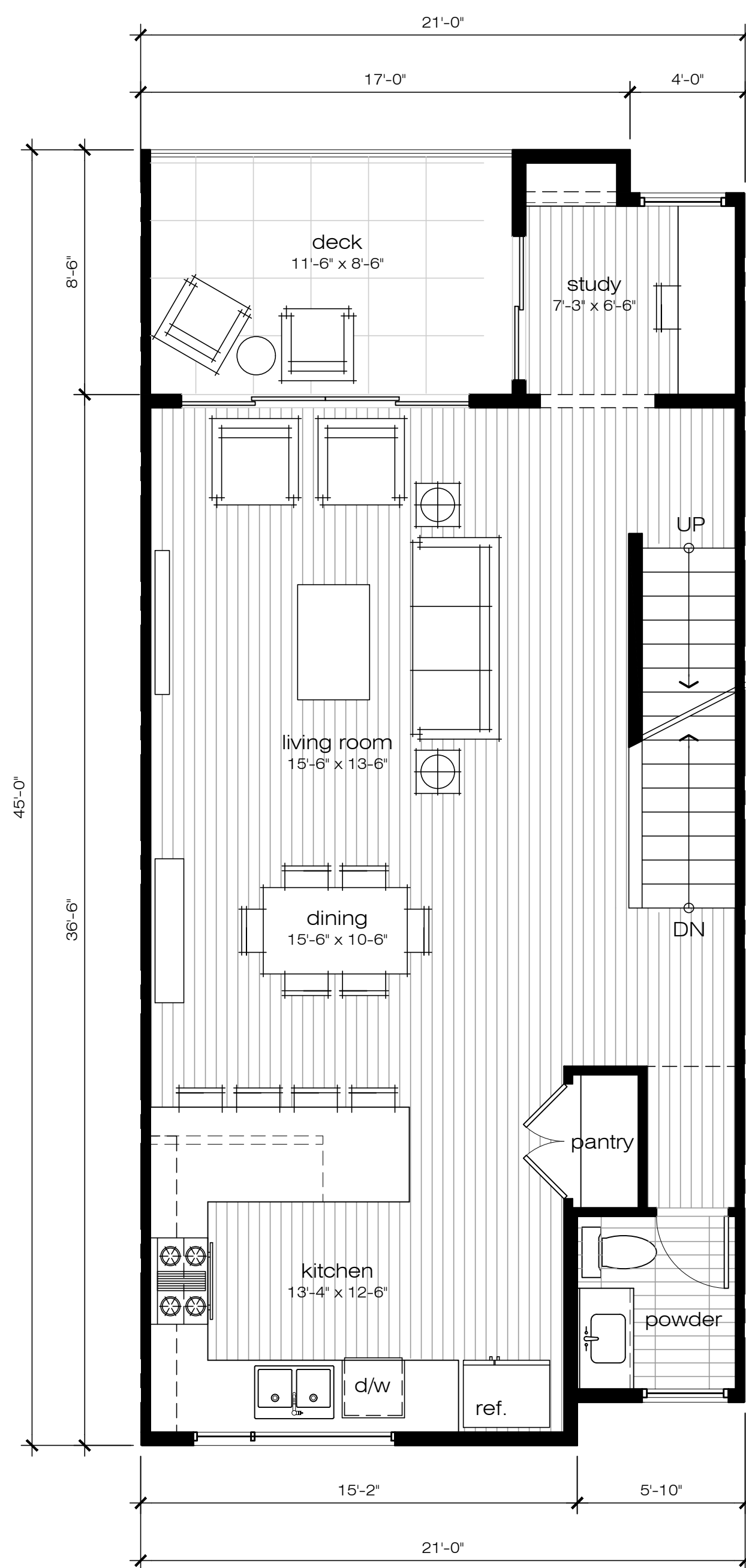
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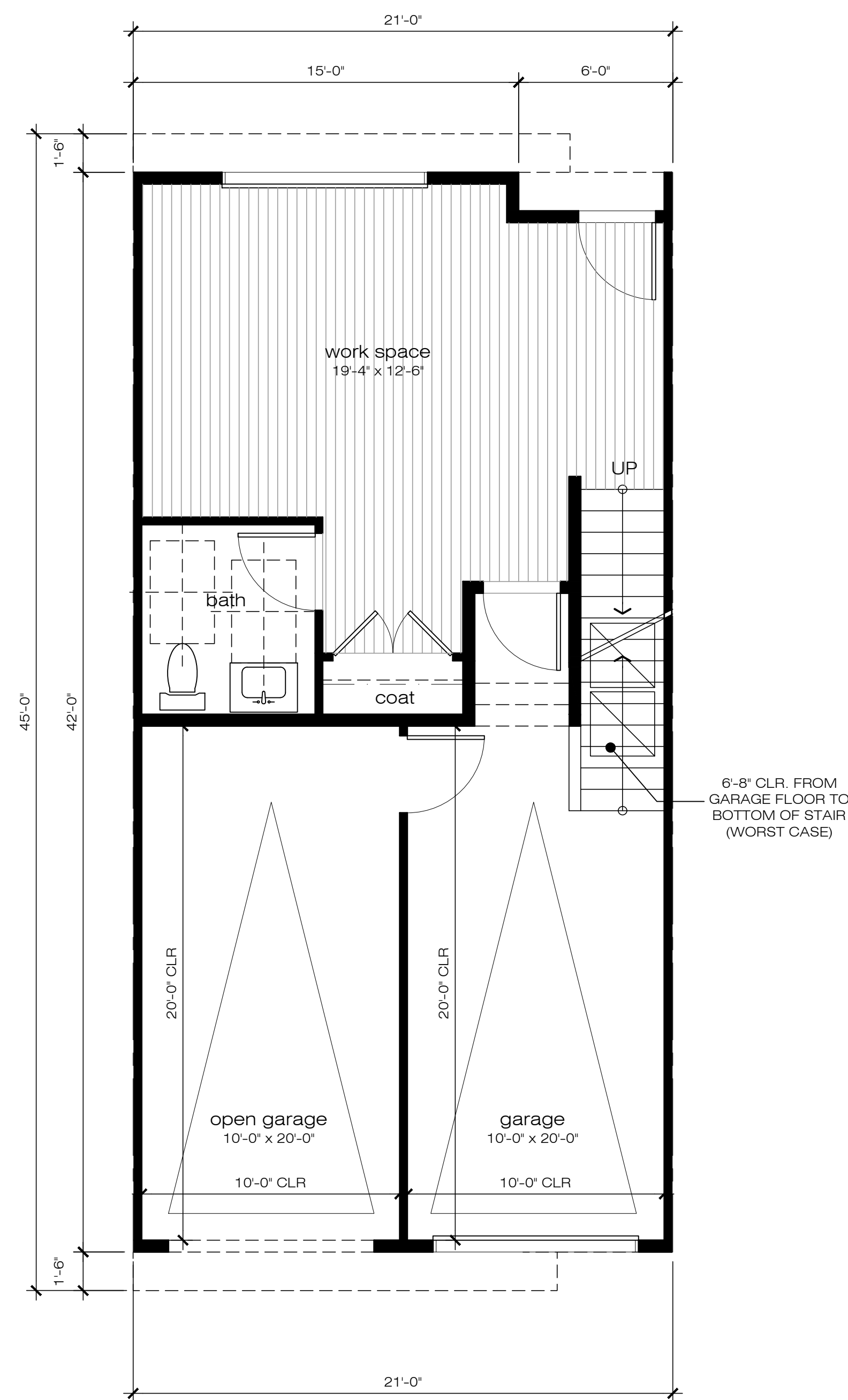
TYP. UNIT A1 - roof floor  
ROOF DECK AREA: 500 S.F.



TYP. UNIT A1 - third floor plan  
GROSS AREA: 784 S.F.  
NET AREA: 741 S.F.



TYP. UNIT A1 - second floor plan  
GROSS AREA: 648 S.F.  
NET AREA: 606 S.F.  
PRIVATE DECK: 100 S.F.



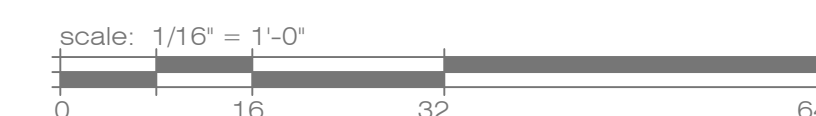
TYP. UNIT A1 - first floor plan  
GROSS AREA: 385 S.F.  
NET AREA: 370 S.F.  
WORK AREA: 265 S.F.

**TOTAL**  
GROSS AREA: 1,817 S.F.  
NET AREA: 1,717 S.F.  
PRIVATE DECK: 100 S.F.  
ROOF DECK: 500 S.F.

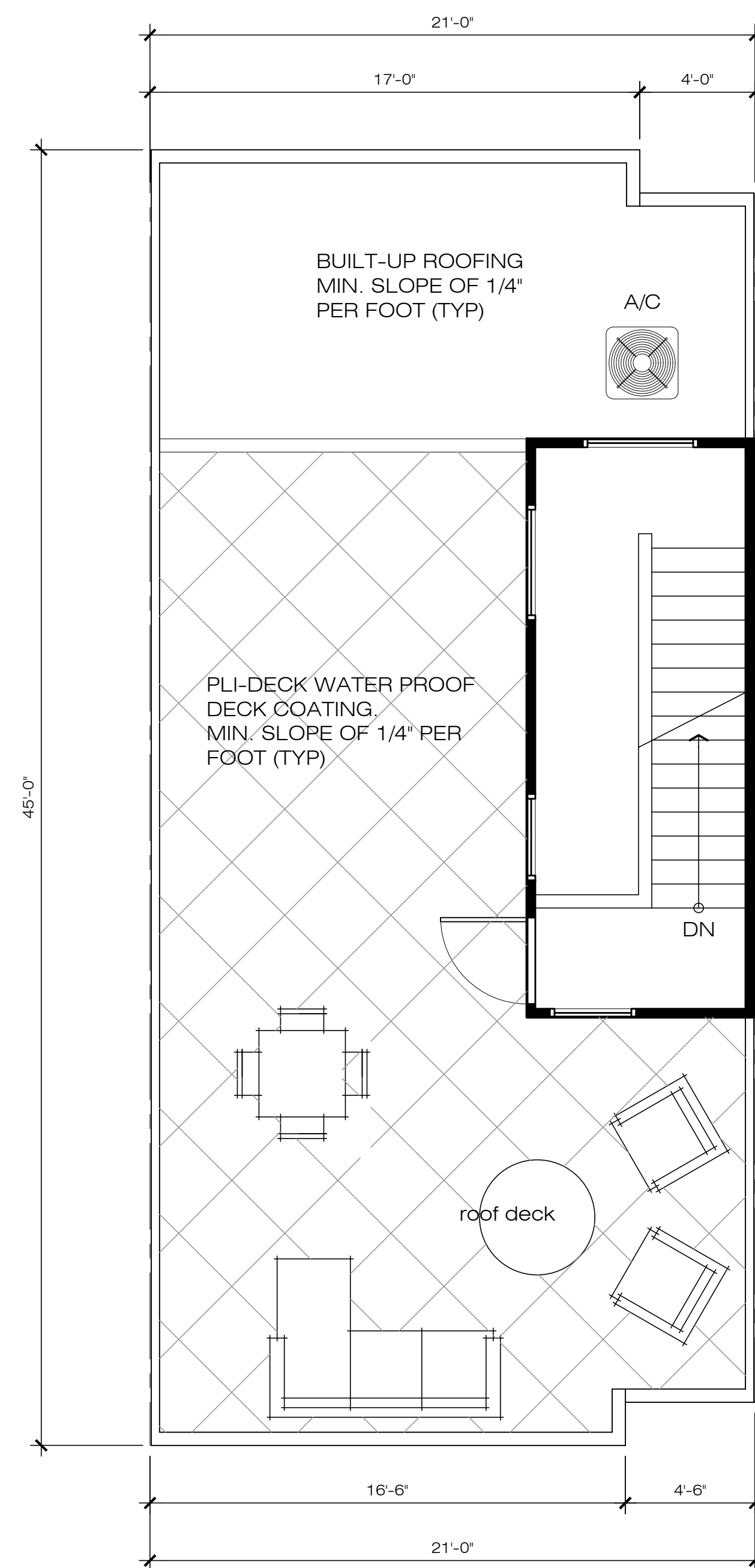
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# CONCEPTUAL UNIT PLAN

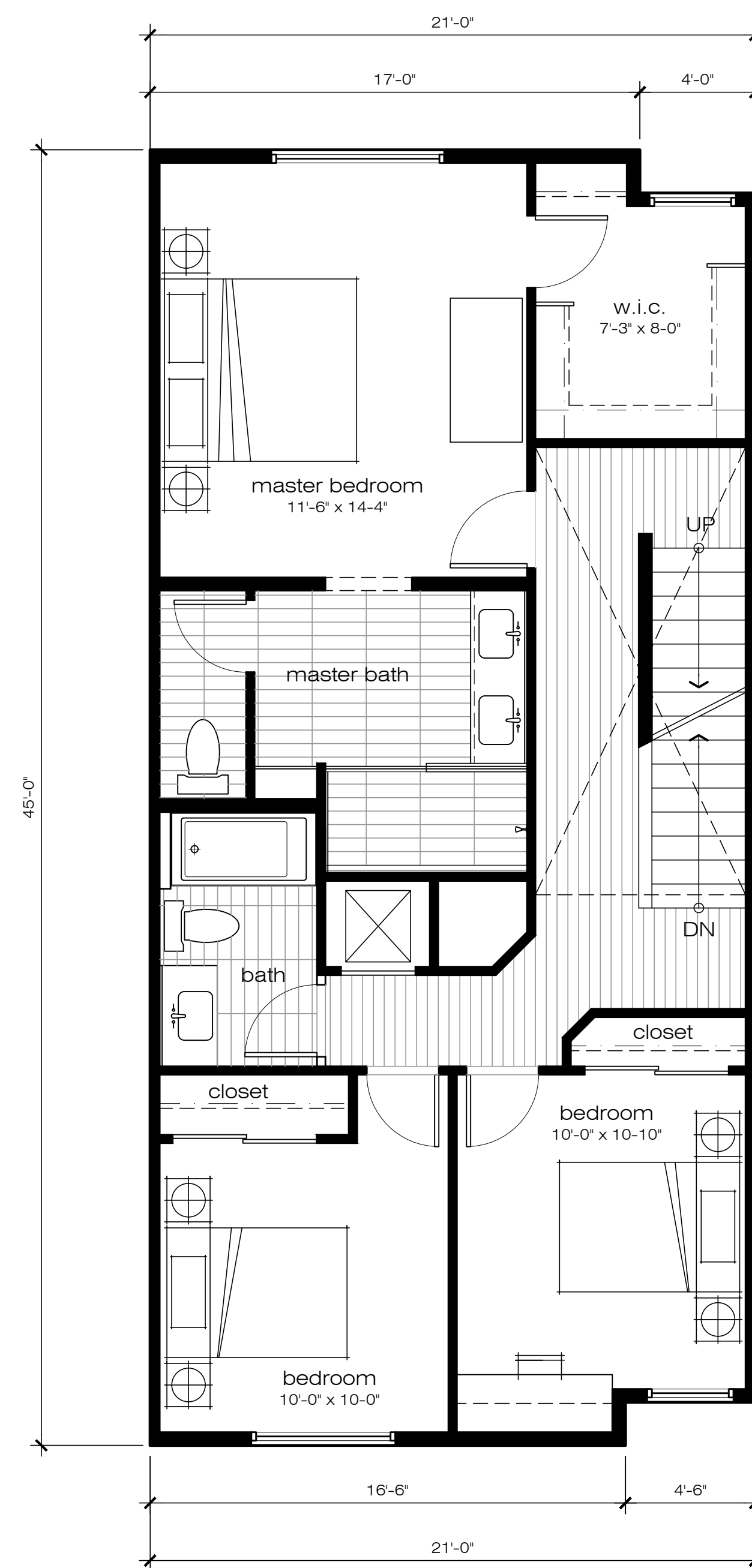
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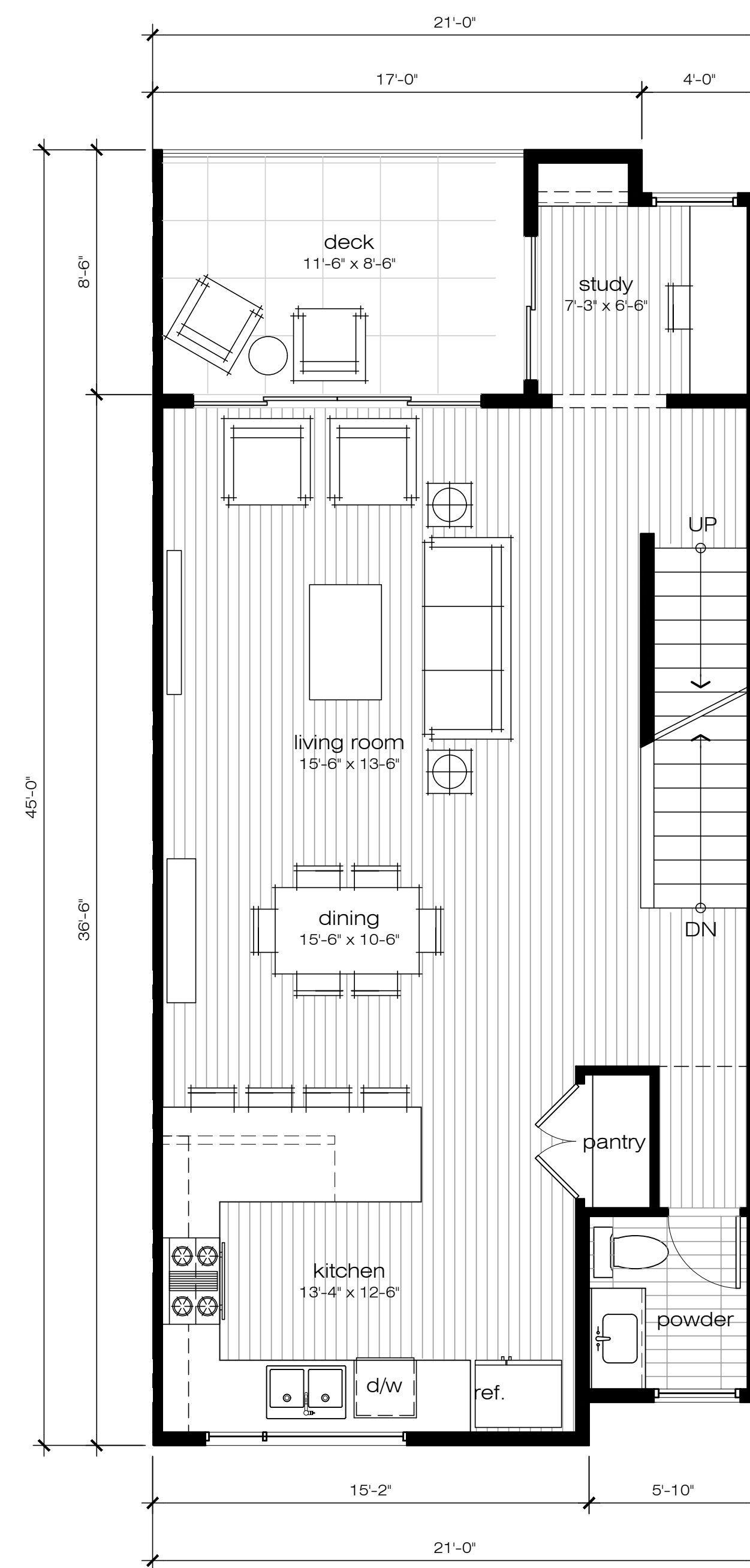
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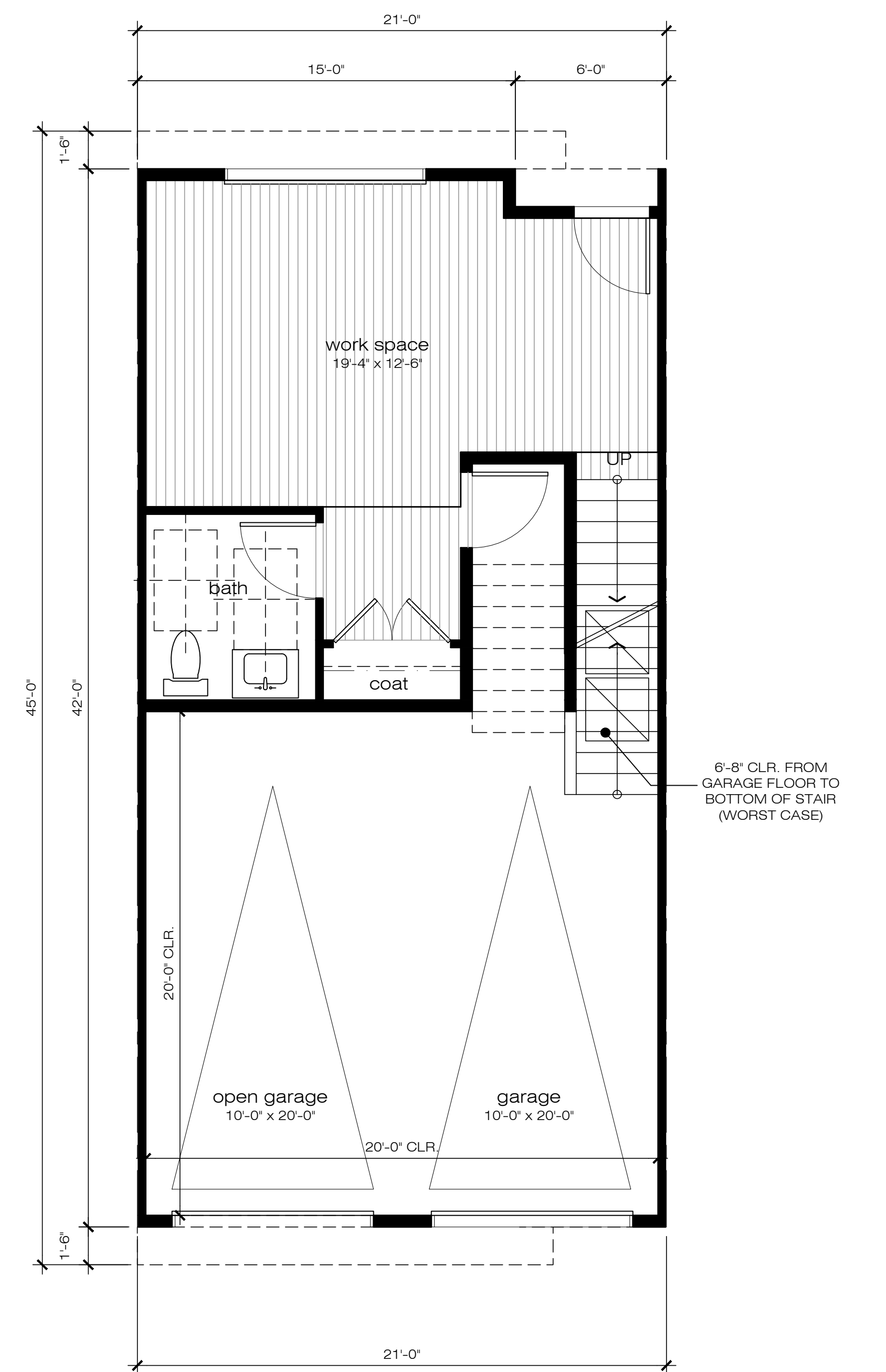
TYP. UNIT A2 - roof plan  
ROOF DECK AREA: 500 S.F.



TYP. UNIT A2 - third floor plan  
GROSS AREA: 784 S.F.  
NET AREA: 741 S.F.



TYP. UNIT A2 - second floor plan  
GROSS AREA: 648 S.F.  
NET AREA: 606 S.F.  
PRIVATE DECK: 100 S.F.



TYP. UNIT A2 - first floor plan  
GROSS AREA: 385 S.F.  
NET AREA: 370 S.F.  
WORK AREA: 250 S.F.

**TOTAL**  
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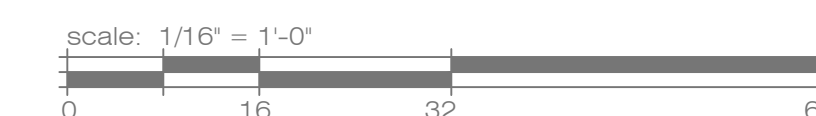
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APPLICANT / OWNER  
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## CONCEPTUAL UNIT PLAN



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APPLICANT / OWNER  
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## CONCEPT PERSPECTIVE



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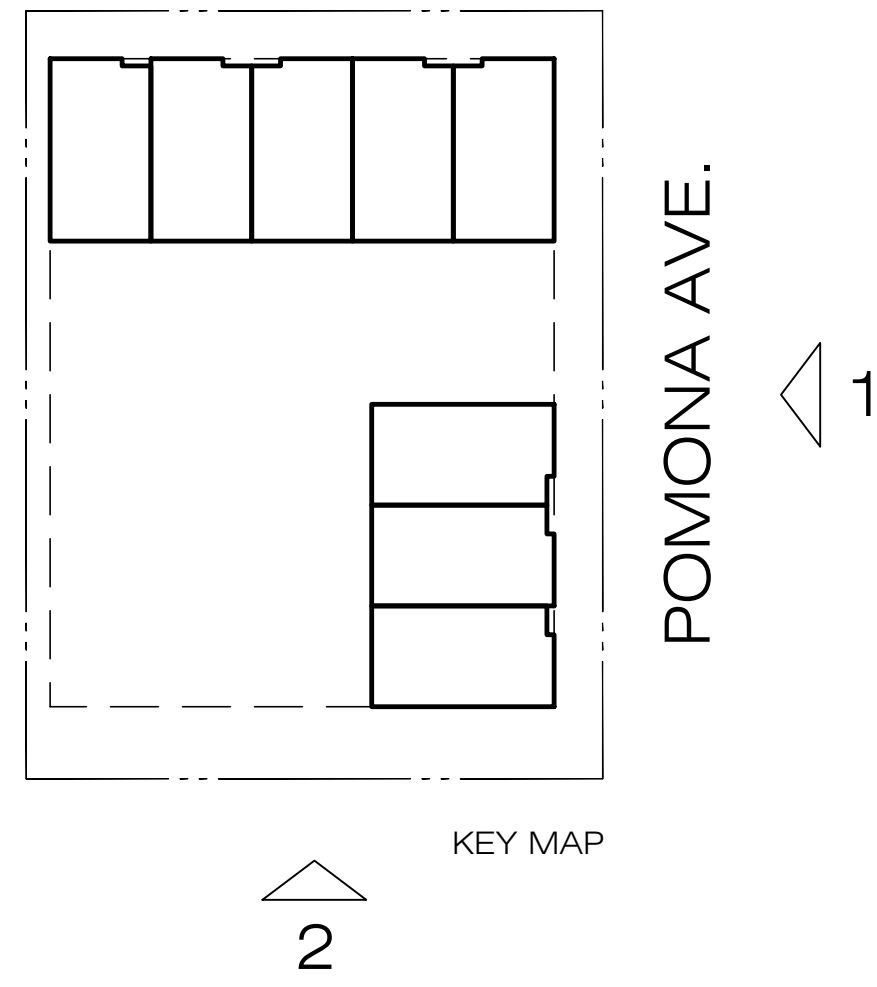
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2. SIDE ELEVATION

MATERIAL LEGEND

- ① EXTERIOR CEMENT STUCCO
- ② VERTICAL CEMENT BOARD
- ③ HORIZONTAL CEMENT BOARD
- ④ STOREFRONT
- ⑤ DUAL GLAZED VINYL WINDOWS  
WHITE COLORED FRAME
- ⑥ PAINTED METAL GUARD RAIL
- ⑦ METAL CANOPY
- ⑧ SCREED LINE
- ⑨ UTILITY CLOSET
- ⑩ GARAGE DOOR

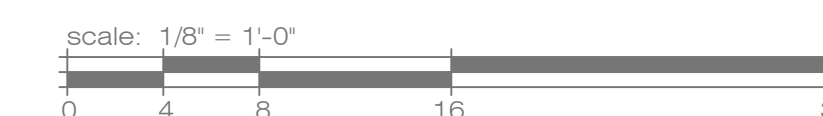


1. (POMONA AVE.) FRONT ELEVATION

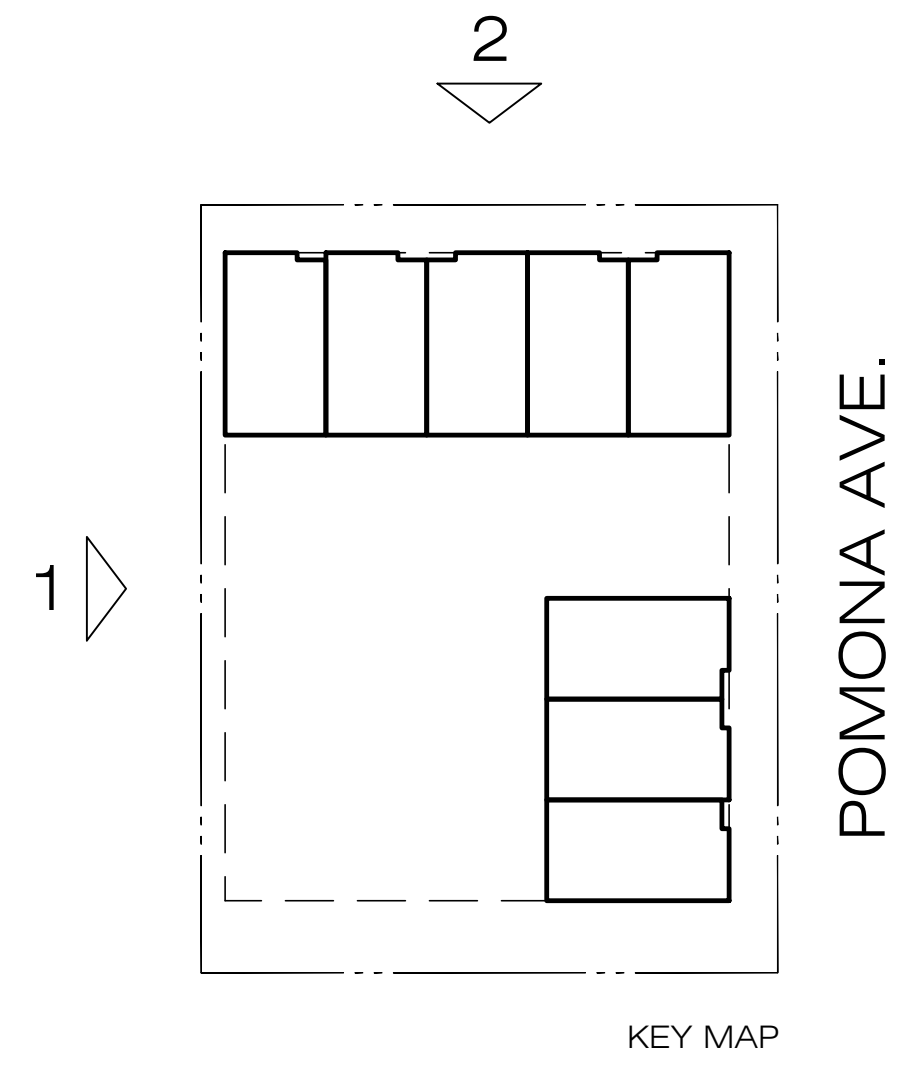
17TH STREET AND POMONA - COSTA MESA, CA

BUILDING ELEVATIONS

APPLICANT / OWNER  
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MATERIAL LEGEND

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WHITE COLORED FRAME
- ⑥ PAINTED METAL GUARD RAIL
- ⑦ METAL CANOPY
- ⑧ SCREED LINE
- ⑨ UTILITY CLOSET
- ⑩ GARAGE DOOR

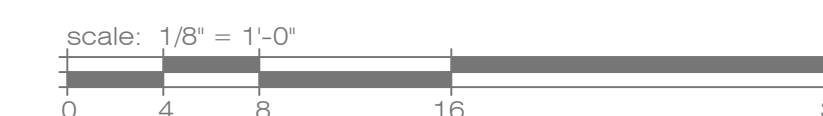


1. REAR ELEVATION

17TH STREET AND POMONA - COSTA MESA, CA

BUILDING ELEVATIONS

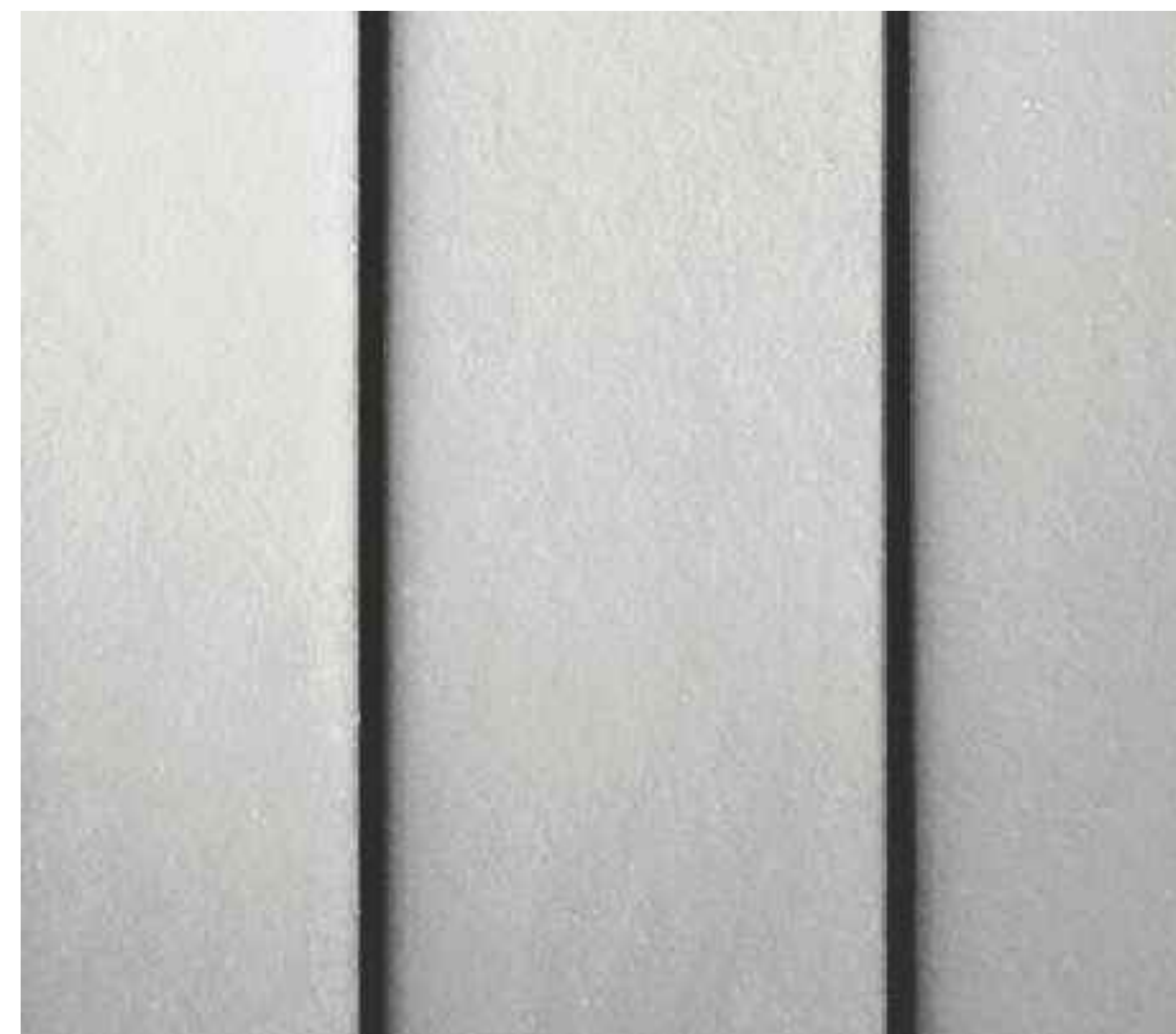
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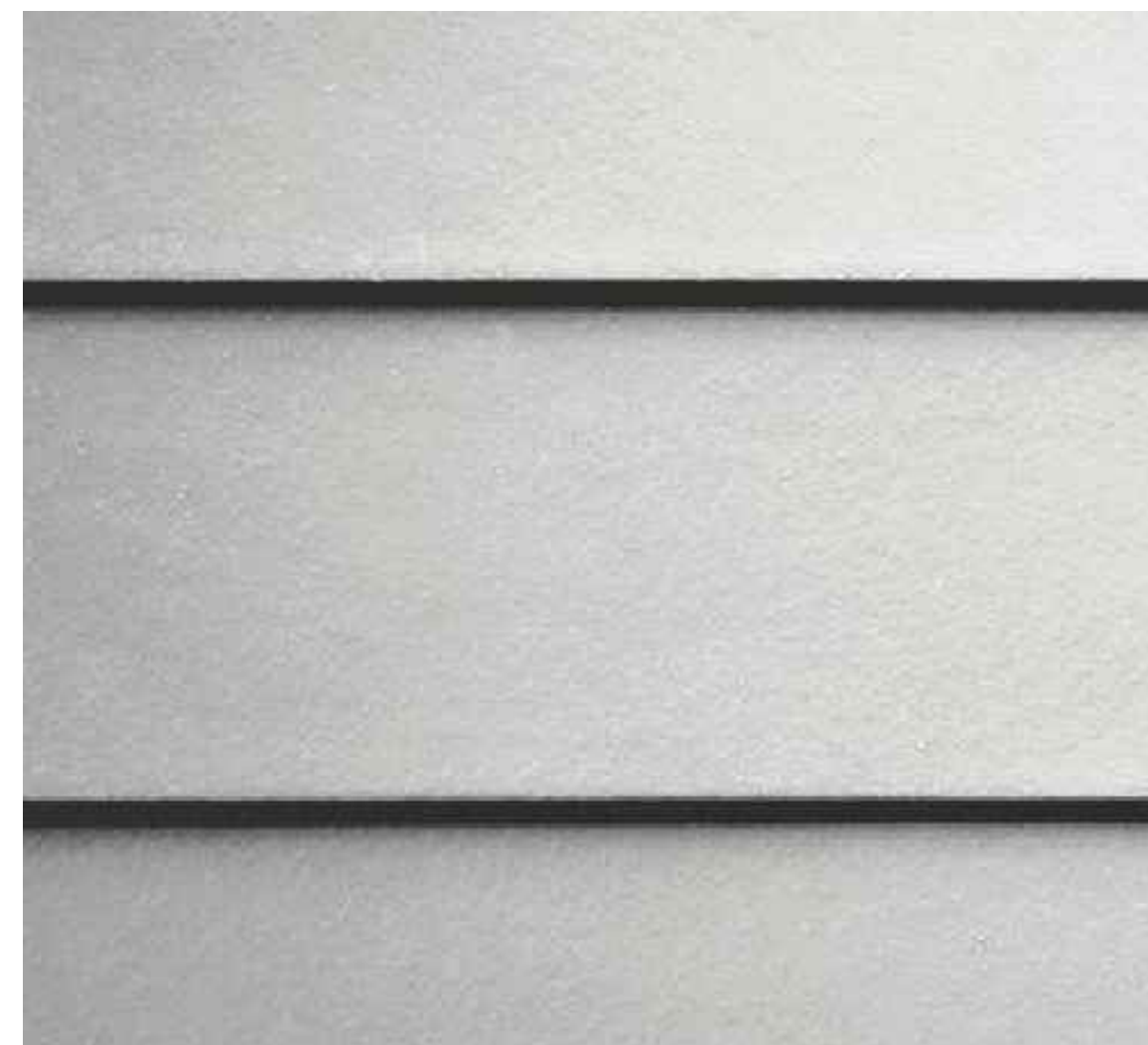
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1 STUCCO



2 VERTICAL SYNTHETIC BOARD  
JAMES HARDIE OR SIMILAR  
PRIMED AND PAINTED



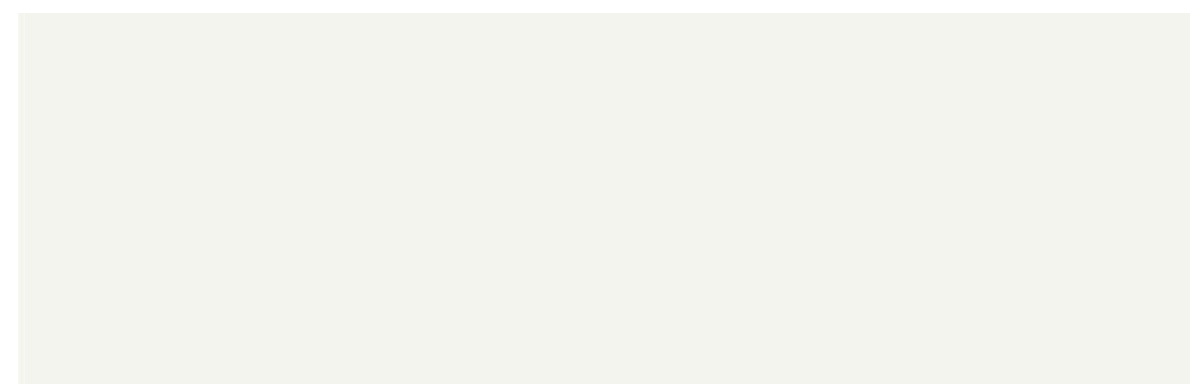
3 HORIZONTAL SYNTHETIC BOARD  
JAMES HARDIE OR SIMILAR  
ARCTIC WHITE



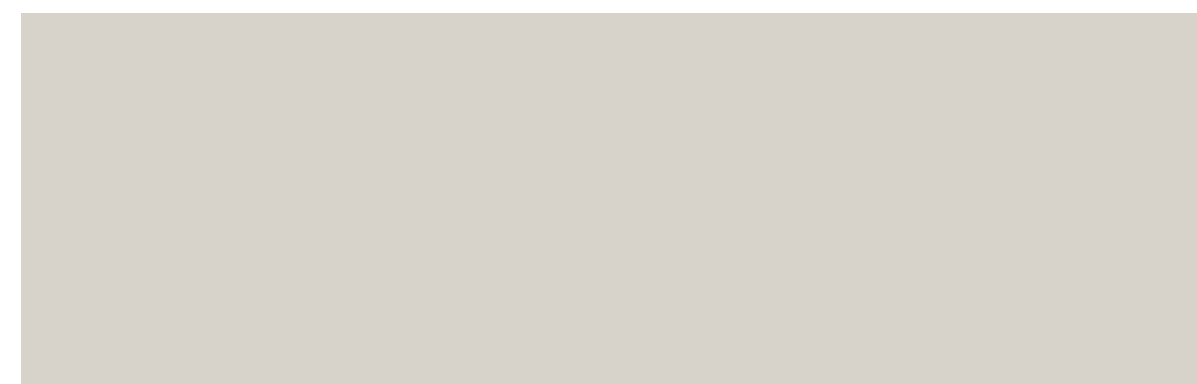
4 HORIZONTAL SYNTHETIC BOARD  
JAMES HARDIE OR SIMILAR  
GRAY SLATE



5 METAL RAILING



A SHERWIN WILLIAM - 9541  
WHITE SNOW



B SHERWIN WILLIAM - 7647  
CRUSHED ICE



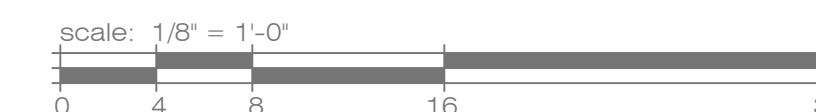
C SHERWIN WILLIAM - 9560  
NIGHT OUT



D SHERWIN WILLIAM - 6942  
SPLASHY

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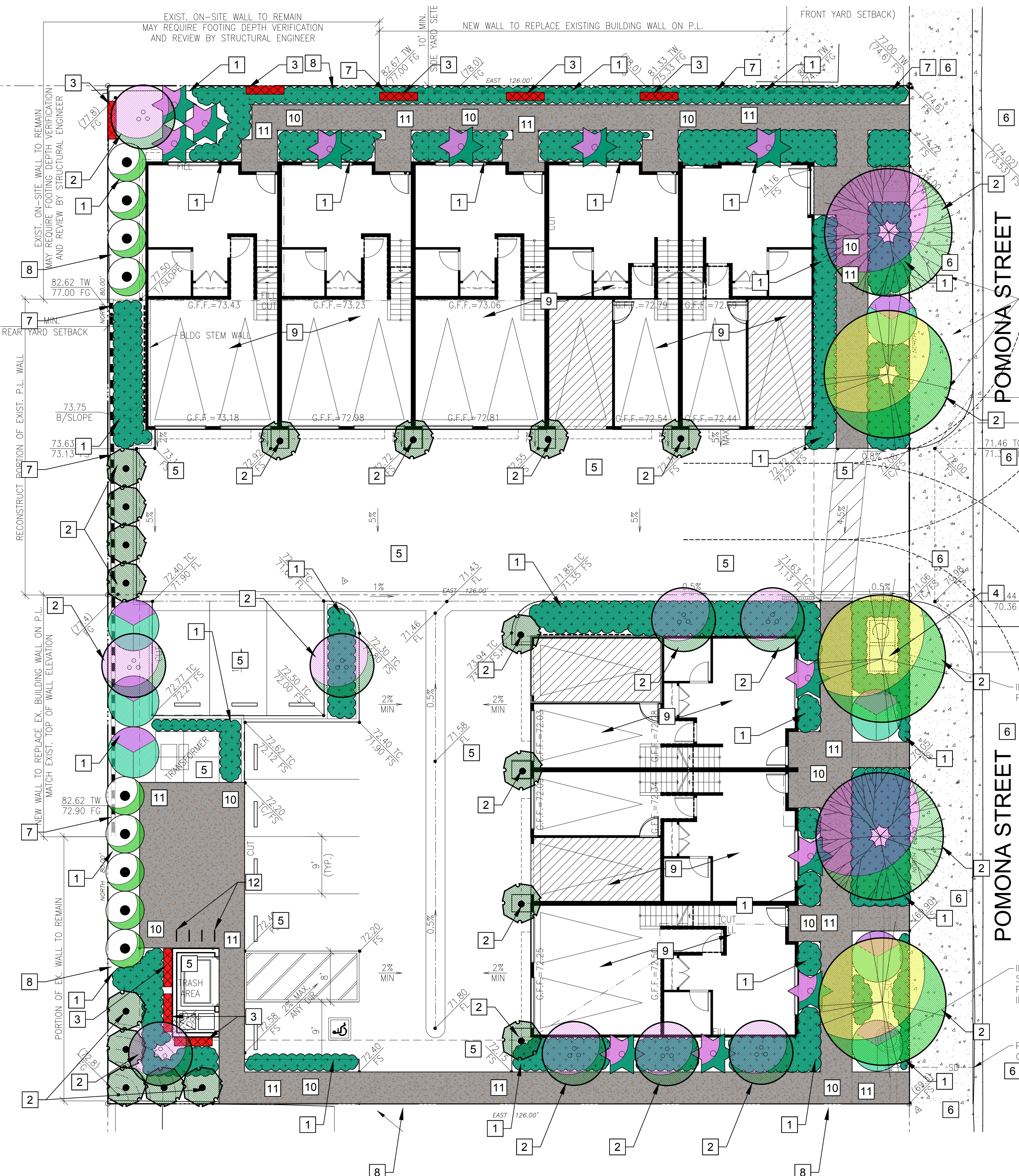
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## MATERIAL BOARD

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### PRELIMINARY LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	HYDROZONE (WATER USE - HYDROZONE #)	REMARKS	INSTALLED SIZE (HEIGHT X WIDTH)	MATURE SIZE (HEIGHT X WIDTH)		
	PARKINSONIA x 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	3	L-1	STANDARD THORNLESS FLOWERING DECIDUOUS ACCENT	7'-9" H X 3'-5" W	20'-30" H X 20'-25" W		
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	2	L-1	STANDARD NATIVE FLOWERING DECIDUOUS ACCENT	9'-11" H X 4'-5" W	10'-20" H X 10'-20" W		
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	9	L-1	MULTI NATIVE FLOWERING DECIDUOUS ACCENT	3'-4" H X 3'-4" W	15'-30" H X 10'-20" W		
	CUPRESSUS SEMPERVIRENS 'GLAUCUS'	ITALIAN CYPRESS	15 GALLON	17	L-1	COLUMNAR ACCENT / EVERGREEN SCREEN	6'-7" H X 1'-2" W	60" H X 5'-10" W		
<b>DROUGHT TOLERANT SHRUBS, ORNAMENTAL GRASSES, SUCCULENTS, AND GROUND COVERS</b>										
	ECHINOPS CANDICANS	PRIDE OF MADEIRA	5 GAL. @ 8" O.C.	7	L-2	FLOWERING EVERGREEN SHRUB	6'-8" H X 8'-10" W			
	CARPENTERIA CALIFORNICA BUSH ANEMONE 'ELIZABETH'		5 GAL. @ 6" O.C.	9	L-2	NATIVE FLOWERING EVERGREEN SHRUB	8" H X 5'-6" W			
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL. @ 5" O.C.	12	L-2	NATIVE FLOWERING EVERGREEN SHRUB	3'-5" H X 4'-5" W			
	LEONOTIS LEONURUS	LIONS TAIL	5 GAL. @ 5" O.C.	2,291 S.F. (APPROX. 280 TOTAL)	L-2	FLOWERING EVERGREEN SHRUB	5'-6" H X 4'-5" W			
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL. @ 2" O.C.			SUCCULENT ACCENT	18"-24" H X 18"-24" W			
	ALOE VERA	MEDICINAL ALOE	5 GAL. @ 2" O.C.			FLOWERING SUCCULENT	18"-24" H X 18"-24" W			
	BERBERIS REPENS	CREeping BARBERRY	5 GAL. @ 3" O.C.			NATIVE FLOWERING EVERGREEN SHRUB	18"-30" H X 2'-3" W			
	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL. @ 3" O.C.			NATIVE FLOWERING PERENNIAL	18"-30" H X 2'-3" W			
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL. @ 3" O.C.			FLOWERING PERENNIAL	2' H X 2'-3" W			
	ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GAL. @ 2" O.C.			NATIVE CLUMPING ORNAMENTAL GRASS	18"-24" H X 18"-24" W			
	ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL. @ 2" O.C.			NATIVE FLOWERING PERENNIAL	10"-12" H X 2' W			
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL. @ 2" O.C.			NATIVE FLOWERING PERENNIAL	12"-18" H X 1'-2" W			
	SISYRINCHIUM BELLUM	WESTERN BLUE-EYED GRASS	1 GAL. @ 1" O.C.			NATIVE FLOWERING PERENNIAL	6"-12" H X 6"-12" W			
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	15 GAL.			8	L-3	FLOWERING EVERGREEN VINE ON STEEL CABLE TRELLIS - DIAMOND PATTERN	6" H X 6" W (TRELLIS)	
<b>DESCRIPTION</b>			<b>QUANTITY</b>			<b>REMARKS</b>				
<b>PRELIMINARY PAVING</b>										
	NEW INTEGRAL COLOR CONCRETE WALKWAYS	2,443 S.F.	EXPOSED AGGREGATE INTEGRAL COLOR CONCRETE WITH HIGHLIGHT BANDS - COLORS TO BE SELECTED BY OWNER							
<b>SITE FURNISHINGS</b>										
	NEW METAL BIKE RACKS AT OPEN SPACE AREA	4	EQUIPMENT AND COLOR TO BE SELECTED BY OWNER							

### PRELIMINARY KEYNOTES

- NEW NATIVE AND MEDITERRANEAN DROUGHT TOLERANT LANDSCAPE (3,607 S.F.) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET
- NEW NATIVE AND MEDITERRANEAN DROUGHT TOLERANT TREES - 31 TOTAL (496 S.F.) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET
- NEW MEDITERRANEAN DROUGHT TOLERANT VINES - 8 TOTAL (128 S.F.) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET
- BIO-RETENTION PLANTER LOCATION - SEE CIVIL PLANS FOR REFERENCE
- NEW PAVING / HARDSCAPE BY OTHERS - SEE ARCHITECTURAL AND CIVIL PLANS FOR REFERENCE
- EXISTING PAVING / HARDSCAPE TO REMAIN
- NEW BLOCK WALL - SEE ARCHITECTURAL AND CIVIL PLANS FOR REFERENCE
- EXISTING BLOCK WALL - SEE ARCHITECTURAL AND CIVIL PLANS FOR REFERENCE
- PROPOSED BUILDINGS - SEE ARCHITECTURAL PLANS FOR REFERENCE
- NEW COMMON OPEN SPACE AREA
- NEW DECORATIVE PAVING - INTEGRAL COLOR CONCRETE - SEE PLANTING LEGEND THIS SHEET
- FOUR (4) NEW BIKE RACKS - EQUIPMENT TO BE SELECTED BY OWNER - COLOR TO BE SELECTED

**ADDITIONAL LANDSCAPE NOTES:**  
 TOTAL SITE AREA: 20,160 S.F.  
 TOTAL LANDSCAPE AREA: 3,607 S.F. (18% OF SITE AREA)  
 TOTAL EXISTING LANDSCAPE AREA TO REMAIN: 0 S.F.  
 TOTAL PROPOSED NEW LANDSCAPE AREA: 3,607 S.F.  
 TOTAL EXISTING OPEN SPACE AREA: 0 S.F.  
 TOTAL PROPOSED OPEN SPACE AREA (PRIVATE): 4,800 S.F.  
 TOTAL PROPOSED OPEN SPACE AREA (COMMON): 6,503 S.F.  
 PROPOSED NEW VINES: 8 WITHIN LIMIT OF WORK  
 PROPOSED NEW TREES: 31 WITHIN LIMIT OF WORK  
 PARKING SPACES PROVIDED: 24 TOTAL ON-SITE - 8 AT PARKING LOT  
 TOTAL BUILDING AREA: 6,990 S.F. (35% OF SITE AREA)  
 TOTAL HARDSCAPE AREA: 9,258 S.F. (46% OF SITE AREA)  
 TYPE OF CONSTRUCTION: NEW LANDSCAPE AT A NEW LIVE / WORK DEVELOPMENT SITE (WELO IS APPLICABLE)  
 WATER: POTABLE WATER  
 WATER PURVEYOR: CITY OF COSTA MESA

NOTE:  
 I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE PRELIMINARY LANDSCAPE DESIGN PLAN. SEE PRELIMINARY WELO CALCULATIONS THIS SHEET.

<p><b>TITLE 13, CHAPTER VII, LANDSCAPE STANDARDS - COMPLIANCE TABLE</b>          PER CODE 13-105, LANDSCAPING REQUIREMENTS          REQUIRED: TWENTY-FIVE (25) SQUARE FEET OF LANDSCAPE PER PARKING SPACE PROVIDED          TOTAL PARKING SPACES: EIGHT (8) TOTAL          CODE REQUIRED TOTAL: 200 S.F. OF LANDSCAPE ADJACENT TO PARKING AREA          TOTAL PROVIDED NEW LANDSCAPE AREAS AT PARKING LOT: 815 S.F. (CODE COMPLIANT)</p>	<p><b>PER CODE 13-106, REQUIRED LANDSCAPE REQUIREMENTS</b>          REQUIRED: ONE 15 GALLON OR LARGER TREE PER 200 S.F. OF LANDSCAPE AREA          REQUIRED: 50% OF ALL TREES SHALL BE EVERGREEN          REQUIRED: 25% OF THE REQUIRED TREES SHALL BE 24" BOX OR LARGER          REQUIRED: 1 TREE PER SIX PARKING SPACES          CODE REQUIRED TOTALS: 18 TREES WITH 9 EVERGREEN AND 5 AT 24" BOX SIZE          TOTAL PROVIDED TREES: 31 TREES WITH 17 EVERGREEN AND 14 ARE 24" BOXES          REQUIRED: ONE SHRUB PER 25 S.F. OF LANDSCAPE AREA (143 REQUIRED)          TOTAL PROVIDED SHRUBS: 310 SHRUBS WITH 86 TOTAL 5 GALLONS INSTALLED (CODE COMPLIANT)</p>
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# L-1 PRELIMINARY LANDSCAPE PLAN

COSTA MESA TOWNHOMES - 17TH STREET AND POMONA, COSTA MESA, CA

# PRELIMINARY LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME DROUGHT TOLERANT TREES	COMMON NAME	SIZE	QUANTITY
	PARKINSONIA x 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	3
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	2
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	9
	CUPRESSUS SEMPERVIRENS 'GLAUCA'	ITALIAN CYPRESS	15 GALLON	17
<b>DROUGHT TOLERANT SHRUBS, ORNAMENTAL GRASSES, SUCCULENTS, AND GROUND COVERS</b>				
	ECHINOPS CANDICANS	PRIDE OF MADEIRA	5 GAL. @ 8' O.C.	7
	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GAL. @ 6' O.C.	9
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL. @ 5' O.C.	12
	LEONOTIS LEONURUS AGAVE 'BLUE GLOW'	LIONS TAIL BLUE GLOW AGAVE	5 GAL. @ 5' O.C. 5 GAL. @ 2' O.C.	2,291 S.F. (APPROX. 280 TOTAL)
	ALOE VERA	MEDICINAL ALOE	5 GAL. @ 2' O.C.	
	BERBERIS REPENS	CREeping BARBERRY	5 GAL. @ 3' O.C.	
	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL. @ 3' O.C.	
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL. @ 3' O.C.	
	ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GAL. @ 2' O.C.	
	ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL. @ 2' O.C.	
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL. @ 2' O.C.	
	SISYRINCHIUM BELLUM	WESTERN BLUE-EYED GRASS	1 GAL. @ 1' O.C.	
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	15 GAL.	



PARKINSONIA x DESERT MUSEUM  
DESERT MUSEUM PALO VERDE  
FLOWERING ACCENT TREE



CERCIS OCCIDENTALIS  
WESTERN REDBUD  
FLOWERING ACCENT TREE



CHILOPSIS LINEARIS  
DESERT WILLOW  
FLOWERING ACCENT TREE



CUPRESSUS SEMPERVIRENS 'GLAUCA'  
ITALIAN CYPRESS  
VERTICAL ACCENT



BOUGAINVILLEA 'BARBARA KARST'  
BARBARA KARST BOUGAINVILLEA  
DIAMOND CABLE TRELLIS VINE



CARPENTERIA CALIFORNICA 'ELIZABETH'  
BUSH ANEMONE



AGAVE BLUE GLOW  
BLUE GLOW AGAVE



ALOE VERA  
MEDICINAL ALOE



ECHINOPS CANDICANS  
PRIDE OF MADEIRA



SALVIA CLEVELANDII  
CLEVELAND SAGE



LEONOTIS LEONURUS  
LION'S TAIL



ACHILLEA MOONSHINE  
MOONSHINE YARROW



BERBERIS REPENS  
CREeping BARBERRY



ACHILLEA MILLEFOLIUM  
COMMON YARROW



ARISTIDA PURPUREA  
PURPLE THREE-AWN



ERIGERON GLAUCUS  
SEASIDE DAISY



IRIS DOUGLASIANA  
DOUGLAS IRIS



SISYRINCHIUM BELLUM  
WESTERN BLUE EYED GRASS

## L-2 - PRELIMINARY PLANT PALETTE IMAGERY

COSTA MESA TOWNHOMES - 17TH STREET AND POMONA, COSTA MESA, CA

DATE: 11/09/22



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Cimis Data - Station #75 - Irvine - South Coast Valleys Region - as of 05/10/22				
	Monthly Average Eto	Daily Average Eto	Monthly % (Of Total Year)	Monthly % (Of Peak July)
January	2.36	0.076	4.67%	36.53%
February	2.66	0.094	5.27%	41.18%
March	3.84	0.124	7.60%	59.44%
April	4.82	0.161	9.54%	74.61%
May	5.10	0.165	10.10%	78.95%
June	5.78	0.193	11.44%	89.47%
July	6.46	0.208	12.79%	100.00%
August	6.23	0.201	12.33%	96.44%
September	4.80	0.160	9.50%	74.30%
October	3.67	0.118	7.27%	56.81%
November	2.65	0.088	5.25%	41.02%
December	2.14	0.069	4.24%	33.13%
Yearly Total	50.51	0.138	100.00%	N/A

Water Efficient Landscape Worksheet					
City of Costa Mesa, CA					
<b>Irrigation System 'A'</b>					
<b>Maximum Applied Water Allowance</b>					
Total MAWA = (Eto x 0.55 x LA in SF x 0.62 + (Eto x 1.0 x SLA in SF x 0.62) = Gallons per Year for LA+SLA					
<b>Where:</b>					
MAWA = Maximum Applied Water Allowance (gallons per year)					
Eto = Reference Evapotranspiration (Appendix A) (inches per year)					
0.55 = ET Adjustment Factor (ETAF) for Residential Site (Live Work Spaces)					
1.0 = ET Adjustment Factor (ETAF) for Special Landscape Area					
LA = Landscape Area (square feet)					
0.62 = Conversion factor (to gallons per square foot)					
SLA = Special Landscape Area (square feet)					
Billing Unit = 1 Hundred Cubic feet (HCF) or 748 gallons					
<b>MAWA Calculation:</b>					
	Eto	ETAF	LA or SLA (SF)	Conversion	MAWA (Gallons per Year)
MAWA for LA =	50.51	x 0.55	x 3,607	x 0.62 =	62,127
MAWA for SLA =	50.51	x 1.00	x 0	x 0.62 =	0
Total Area (SF) = 3,607			Total MAWA = 62,127 Gal/Yr.		
= 83 Billing units					

**PRELIMINARY LANDSCAPE AND IRRIGATION STATEMENT (WELO):**

I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE PRELIMINARY LANDSCAPE PLAN. THE NEW IRRIGATION SYSTEM IS TO UTILIZE A 'SMART' IRRIGATION CONTROLLER WITH A NEW WEATHER SENSOR AND NEW DEDICATED IRRIGATION SUB-METER WITH FLOW SENSING. SHRUBS WILL BE IRRIGATED WITH SUB-SURFACE DRIP LINE TUBING AND POINT TO POINT EMITTERS ON DEDICATED CONTROL VALVES WITH PRESSURE REGULATORS AND DRIP FILTERS. POINT TO POINT DRIP EMITTERS WILL BE USED WHERE NECESSARY FOR LARGER SHRUBS, VINES AND TREES. TREES AND VINES WILL BE PROVIDED WITH DEDICATED CONTROL VALVES WITH 2 LOW FLOW BUBBLERS EACH FOR MONTHLY DEEP ROOT WATERING.

**PROPOSED NEW IRRIGATION EQUIPMENT:**

NEW IRRIGATION-ONLY SUB-METER WITH FLOW SENSING AND MASTER VALVE - HC-FLOW METER (HUNTER) / 3100PRS (SUPERIOR)  
 NEW IRRIGATION SUB-SURFACE DRIPLINE SYSTEM - GPH HEAVY WALL DRIPLINE AND DRIP ACCESSORIES (GPH)  
 NEW IRRIGATION SUB-SURFACE BUBBLERS - ROOT ZONE WATERING SYSTEM (HUNTER)  
 NEW IRRIGATION SUB-SURFACE POINT TO POINT DRIP SYSTEM WITH PRESSURE REGULATING EMITTERS AND BUG CAPS  
 NEW IRRIGATION CONTROL VALVES - SUPERIOR 810 (DRIP) AND 950 (BUBBLER) BRASS VALVES WITH PRESSURE REGULATION AND FILTRATION  
 NEW IRRIGATION ACCESSORIES - IRRIGATION VALVES FOR DRIP AND BUBBLER SYSTEMS SHALL INCLUDE 150 MESH STAINLESS STEEL FILTERS  
 NEW IRRIGATION CONTROLLER - HUNTER PRO-HC 'SMART' CONTROLLER WITH WIRELESS WEATHER SENSOR AND FLOW MONITORING  
 NEW IRRIGATION GATE VALVES - NIBCO T-113 BRASS GATE VALVES FOR PARTIAL OR COMPLETE SYSTEM SHUTDOWN

Estimated Total Water Use									
Irrigation System 'A'									
KI = Landscape Coefficient (Plant Factor)					Kd = Density Factor (range = 0.5 to 1.3) (See WUCOLS for density ranges)				
LA = Landscape Area (square feet)					Kmc = Microclimate Factor (range = 0.5 to 1.4) (See WUCOLS)				
0.62 = Conversion factor (gallons/square foot)					WUCOLS - <a href="http://www.owue.water.ca.gov/docs/wucols00.pdf">www.owue.water.ca.gov/docs/wucols00.pdf</a>				
IE = Irrigation Efficiency = IME x DU									
IME = Irrigation Management Efficiency (90%)									
DU = Distribution Uniformity of Irrigation head									
ETAF = KI x LA (ET Adjustment Factor)									
ETWU Calculation: Eto x KI x LA in SF x 0.62 = Gallons per Year									
ETWU (Gallons Per Year)									
	Eto	SLA	Conversion						
SLA / Special Landscape Area - Turf	50.51	x 0	x 0.62	=					0
<b>(ETAF)</b>									
	Eto	KI	LA	Conversion	IE				ETWU (Gallons Per Year)
L-2 \ Low Water Using Shrubs	50.51	x 0.25	x 3,607	x 0.62	+ 0.81	=			34,863
L-1 \ Moderate Water Using Trees (31)*	50.51	x 0.25	x 496	x 0.62	+ 0.81	=			4,794
L-3 \ Moderate Water Using Vines (8)*	50.51	x 0.25	x 128	x 0.62	+ 0.81	=			1,237
									Total ETWU = 40,895 Gallons per year
									Total ETWU = 55 Billing units

**SUMMARY**

The ETWU (40,895 gallons per year) is less than the MAWA (62,127 gallons per year), (65.8%)

The project's Landscape Estimated Total Water Use complies with the City of Costa Mesa Water Efficient Landscape Ordinance

\*Trees \ Vines are assigned 16 s.f. per Tree and are calculated in addition to the project MAWA landscape area of coverage in the ETWU

Sprinkler Head Types	Average Precipitation Rate	Distribution Uniformity of Irrigation Head
Dripline	0.60"/Hr.	0.90
Flood Bubbler	1.5"/Hr.	0.90

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	1,305.86
Total Area	4,231.00
Average ETAF	0.31
All Landscape Areas	
Total ETAF x Area	1,305.86
Total Area	4,231.00
Sitewide ETAF	0.31

# L-3 - PRELIMINARY IRRIGATION CALCULATIONS AND STATEMENTS

COSTA MESA TOWNHOMES - 17TH STREET AND POMONA, COSTA MESA, CA

DATE: 11/09/22



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